

# SUMMARY

## B.H.Q.A. MEETING OF NOVEMBER 8, 2006

**MEMBERS PRESENT:** Ben Mitchell, Elizabeth Gallman, Susie Hamilton, Kris Floyd, Sandi Cole

**MEMBERS ABSENT:** Brent Thompson

**STAFF PRESENT:** Lisa Abbott, Rhonda Helms, Kevin Bowlen, John Hewett, Barry Collins, Carol Jack, Jo Stong, Robert Hoole, Mike Arnold

**OTHERS PRESENT:** Barry Jones, Scott Jeske, Jaime Young, Timothy Roberts, Stan Garus

Chairperson, Mitchell called the meeting to order on 11/08/06 at 4:00 p.m.

The Summary for October 11, 2006 meeting was submitted for approval. Gallman made a motion to approve the summary; Hamilton seconded. 4-1 [Cole abstained]

### **OLD BUSINESS**

**1610 Dorchester**, Heritage Apts., 06-V-91 Agent was present to request a special exception to the minimum egress requirements.

Staff reported that an egress variance was granted in January. The variance was conditional upon the installation of hardwired and interconnected smoke detection in 28 units. Now the petitioner is seeking a modification of the original variance to allow only one of the smoke detectors in each unit to be hardwired. Staff recommended that the Board deny the request.

Gallman made a motion to grant a special exception to the minimum egress requirements; Hamilton seconded. 2-3 [Floyd, Hamilton and Cole voted no] *motion failed*

**311 S. Rogers St.**, Bill Sturbaum, 06-V-111 Owner was not present to request a special exception to the minimum egress requirements and ceiling height requirements.

Mitchell made a motion to table the petition until the December meeting; Gallman seconded. TABLED 5-0

**1655 Oakdale West**, Scott Jeske, 06-V-116 Owner was present to request a special exception to the minimum egress requirements.

Staff recommended granting the egress variance with the following conditions: Hard-wired smoke detectors shall be installed per current code requirements. Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will

activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned installation requirements. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official. Staff recommended a 04-11-07 compliance deadline.

Mitchell made a motion to grant the egress variance according to the staff recommendation; Hamilton seconded. Mitchell and Gallman voted yes; Floyd, Hamilton and Cole voted no. 2-3 *motion failed*

### **NEW PETITIONS**

**819 N. Grant**, Scott Gilbert, 06-TV-120 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time until 11-08-07 for sidewalk repair.

Cole made a motion to grant the extension of time; Hamilton seconded. 5-0

**501 E. 1<sup>st</sup> St.**, HAND, 06-RV-121 Owner was not present to request that the variance for the front porch buckling ceiling boards be rescinded.

Staff reported that the front porch ceiling has been totally rebuilt, eliminating the need for the variance.

Floyd made a motion to rescind the variance; Gallman seconded. 5-0

**703 W. Gourley Pike**, Colonial Crest Apts., 06-TV-122 Owner was present to request an extension of time to complete repairs.

Cole made a motion to grant an extension of time until 01-22-07; Hamilton seconded. 5-0

**211 N. Madison**, Neufeld Investment, 06-TV-123 Owner was not present to request an extension of time to complete repairs.

Floyd made a motion to grant an extension of time until 12-08-06; Gallman seconded. 5-0

**313 N. Grant**, HAND, 06-RV-124 Owner was not present to request that the egress variance for both units be rescinded.

Staff reported that the property has been remodeled with new windows meeting current egress requirements.

Floyd made a motion to rescind the variance; Hamilton seconded. 5-0

**423 E. Dodds**, Gene DeFelice, 06-TV-125 Owner was not present to request an extension of time to complete repairs.

Cole made a motion to grant an extension of time until 08-15-07 for tree removal; Floyd seconded. 5-0

**1003 E. Hunter**, Cappi Phillips, 06-TV-126 Owner was not present to request an extension of time to complete repairs. WITHDRAWN

**124 N. Bryan Ave.**, Stan Garus, 06-V-127 Owner was not present to request a special exception to the minimum egress requirements.

Staff recommended that the Board grant the egress variance with the following conditions: Hard-wired smoke detectors shall be installed per current code requirements. Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned installation requirements. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official. Staff recommended a 01-10-07 compliance deadline.

Hamilton made a motion to grant the variance according to the staff recommendation; Cole seconded. 5-0

**ADJOURNMENT:** Having no further business to discuss meeting adjourned at 5:15 pm.